

**26 Lavers Street, Gloucester, NSW 2422**



**House For Sale**

Friday, 5 April 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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## Price Guide: \$795,000 - \$815,000

Have you been waiting to find an immaculately presented, freshly renovated, split-level family home set on 809m<sup>2</sup> in a beautiful rural community?! Here we have a home offering stunning rural views from nearly every window, exuding effortless style and outstanding space. Features Include:

- Open plan living, dining and kitchen opening up onto a private balcony overlooking stunning views of the Mograni Ranges
- Living area with reverse cycle air-conditioning
- Modern kitchen with island bench, wine rack, dishwasher, electric appliances and a large pantry
- 3-4 bedrooms with built in wardrobes and ceiling fans. Master bedroom and 2nd bedroom with reverse cycle air conditioning. The 4th bedroom is current used as a home office/sitting room
- Powder room off main living area plus a spacious main bathroom in a central location of the bedrooms
- Main bathroom offers heated towel railing, vanity, bath, toilet and shower with a shaving cabinet
- Stylish new flooring, a mixture of floating floor with carpet in the lounge area and also in 3 of the 4 bedrooms
- Spacious laundry with an abundance of hallway storage
- Rear east facing patio on the ground level overlooking the established gardens offering a private sanctuary with great views
- Double lock up garage with internal access to the house plus a garden shed
- Fully fenced yard. Front yard with tiered garden beds and a front patio main entrance
- Under house storage

This property offers the perfect blend of liveability plus functionality and being only a stones throw away from schools, Woolworths, IGA and local dining establishments. This property is beautiful and really does have it all, just waiting for a new family to move on in and call it home. Contact Olivia Harris to arrange an inspection or for further information on 0432 088 234

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